

Minutes: Russell Township Board of Zoning Appeals  
Russell Fire-Rescue Station  
March 5, 2012

Present: Steve Gokorsch, Chairman  
Fred Cuffari  
William Downing  
Charles Johns  
John Rybak  
Diana Steffen, Secretary

Also in attendance: Ric Machnics, Zoning Inspector.

The Chairman called the meeting to order at 7:00 p.m., and swore in all those in the audience who wished to testify tonight.

### **Laurel School Conditional Use #380 – Annual Review of Environmental Management Plan**

In attendance on behalf of Laurel School were Mary Ann Pellerano and Ed O'Connell, and Kathy Jankowski of Knight & Stolar, Inc.

Ms. Jankowski said that she has submitted additional information following the Board's questions at the last meeting with regard to two of the changes Laurel School has requested.

1) Pond testing – Ms. Jankowski explained that she reviewed seven years of data to see if there was any particular pattern that would allow the school to reduce the three tests per year on each pond to one test per year, and when would be a reasonable time to do the test. She found that when the results were slightly higher there had been a storm event or construction. She spoke to a representative from EA Group, which conducts the tests, and he said all the results were within the urban storm water ranges, and were reasonable for the type of development on the site. He also said the results are very low even when they were slightly up. Ms. Jankowski suggested one test per year to be done late summer to early fall. This timing would give the most telling reaction since most chemical use happens during the summer or early fall. She said that eliminating two tests per year will still allow them to monitor the ponds and detect problems. There are years of testing to use for comparison.

2) Chemical storage on site in a lockable container – Ms. Jankowski said she provided specs on the cabinet and a spill kit the school would like to purchase. The cabinet will be kept locked and has trays to contain minor leaks, and the MSDS would be kept near the cabinet. Mr. Machnics said he had reviewed the specs and had no issues with the cabinet being used to store the chemicals described in the MSDS. Ms. Jankowski said they would like to put the cabinet in the North Lodge, since it is only used for storage and bathrooms and is the least used building.

Mr. Downing asked if there is a secondary containment area beyond the cabinet itself. Ms. Jankowski said the cabinet will be located in the garage area of the building, which is surrounded by a gravel zone and an area of flat land. It is not near any waterways so there is no danger of leakage to a stream. Mr. O'Connell said only he and staff members at the campus will have keys to the cabinet which will be kept locked at all times.

Regarding the pond test data, Mr. Cuffari asked what result would be considered alarming, since the results are all in a very low range. Ms. Jankowski said mostly it would be if nitrogen or phosphorus were high due to fertilizer and pesticide use. The total suspended solids were in runoff before the areas were vegetated and during construction of the fitness center. They decreased due to the runoff areas into the ponds becoming vegetated.

The board asked why levels were higher in June 2010. Ms. Jankowski said it could have been caused by a breach in the silt fence during construction. The EA Group representative did not have an answer for

her and said the difference between levels was so minimal that he was not concerned. If a different technician set up the test it could cause a change in the results. Mr. Cuffari noted that even those results were not significant.

Ms. Jankowski proposed testing the ponds three times a year if there is a disturbance to the fields, construction at the site, an unusual storm event or some other disturbance. Only pond #2 contributes to a tributary to Griswold Creek, but they would test all three ponds. This would continue until the site was vegetated again. Mr. Machnics commented that any disturbance over 300 square feet requires a water management and sediment control plan from the Township or Geauga Soil & Water Conservation District. Mr. Cuffari suggested that if there is a 25% increase in the application of chemicals that should trigger an increase in testing. Ms. Jankowski agreed, and said she has soil tests for the last seven years, and they base the applications on those results. She said that if fertilizer application increases more than 25% they will consider additional testing.

Asked about the use of Dylox, a toxic insecticide, Ms. Jankowski said it was used to control Japanese beetles that were eating grass roots and killing large patches of grass on the athletic fields. This was far away from any water, and was done in response to a problem. It is not used on a regular basis. Mr. Gokorsch asked if the Fire Department has the MSDS for the chemicals. Ms. Jankowski said they are putting together a packet to give to it, and will also have a packet close to the storage cabinet. She also mentioned that she is discussing methods to remove invasive plants with Holden Arboretum and with the Chagrin River Watershed Partners, and the school plans to use Garlon this month on the buckthorn.

*Mr. Cuffari made the motion to approve the submission of the annual Environmental Management Plan inclusive of Laurel School's proposal to reduce pond testing to once yearly in late summer/early fall provided that (1) there are not any undue disturbances of the grounds upstream of testing pond areas, or (2) that the quantities of any applied fertilizers or herbicides are not increased by more than 25% over their historically trending norms. Mr. Johns seconded and upon roll call the vote was Mr. Cuffari – yes, Mr. Downing – yes, Mr. Johns – yes, Mr. Rybak – yes, Mr. Gokorsch – yes, and the motion passed unanimously.*

**MINUTES OF FEBRUARY 13, 2012** – Mr. Johns made the motion to approve the minutes, Mr. Cuffari seconded and the motion passed unanimously by 4-0. Mr. Downing abstained due to his absence from that meeting.

**FINDINGS OF FACT #464 RUSSELL PARK COMMISSION** – Mr. Rybak made the motion to approve the Findings of Fact #464 Russell Park Commission, Mr. Johns seconded and the motion passed unanimously by 4-0. Mr. Downing abstained due to his absence from the hearing.

There being no other business, Mr. Cuffari moved to adjourn, Mr. Downing seconded and the meeting adjourned at 7:32 p.m.

Respectfully submitted,

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Diana Steffen  
Secretary

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Date

\_\_\_\_\_  
Steve Gokorsch  
Chairman

\_\_\_\_\_  
Date